Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 OASIS COURT CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$540,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Mar 2022	to	28 Feb 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
9/25 ROBIN DRIVE CARRUM DOWNS VIC 3201	$545,000	12-Jan-23
8/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$540,000	20-Sep-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 March 2023

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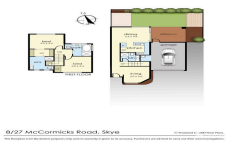


9/25 ROBIN DRIVE CARRUM DOWNS VIC 3201

2 1 2

Sold Price **$545,000** Sold Date **12-Jan-23**

Distance **0.75km**



8/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 3 1

Sold Price **$540,000** Sold Date **20-Sep-22**

Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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